## DECLARATION OF SHORT SUBDIVISION AND OF COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY THIS DECLARATION, DO HEREBY DECLARE THE HEREIN DESCRIBED DIVISION OF LAND APPROVED AS SHORT PLAT NUMBER PLN 20080031 ON THIS \_\_ = \_ \_ \_ 2008. BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT OF THE - ARLINGTON, SUBJECT TO THE FOLLOWING COVENANTS AND CONDITIONS:

THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.08 AND ARLINGTON MUNICIPAL CODE 14 ARE AND MAY BE CONDUCTED. THIS LAND MAY EXPERIENCE LOW OVERHEAD FLIGHTS, NOISE, VIBRATION, AND OTHER AVIATION RELATED IMPACTS.

SINCE AIRCRAFT WILL BE-FLYING OVER THE PROPOSED AREA, ANY OUTDOOR LIGHTING SHALL BE DOWNSHIELDED AS TO REDUCE ANY TYPE OF GLARE, WHICH COULD INTERFERE WITH FLIGHT

- AIRPORT BY AIRCRAFT BY REASON OF:
  - ATRPORT OR WITH RADIO OR ELECTRONIC COMMUNICATIONS BETWEEN THE AIRPORT AND AIRCRAET TO AIRCRAET --
  - CONFLICT WITH PLANNED OPERATIONS OF THE AIRPORT ---
- LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCE, OR ANY USE WHICH MAY ATTRACT BIRDS.
- THE FOLLOWING MITIGATION FEES HAVE BEEN PAID PRIOR TO FINAL RECORDIN THE AMOUNT OF \$3,355.00 FOR CITY -TRAFFIC FEES
- THE AMOUNT OF \$ 484.00 FOR CITY NEIGHBORHOOD MINI PARKS -
- THE AMOUNT OF \$1,662.00 FOR CITY-COMMUNITY PARKS \_ "
- THE AMOUNT OF \$5,342.00 FOR SCHOOL IMPACT FEES
- NOTE: ACTUAL IMPACT FEES DUE ARE THOSE AS SET BY RESOLUTION AT THE TIME THE FEES ARE PAID. THESE AMOUNTS ARE PROVIDED HERE AS AN ESTIMATE. THEY MAY EITHER INCREASE OR DECREASE BY THE TIME THEY ARE PAID.
- THE REQUIRED IMPACT/MITIGATION FEES ARE BASED ON 1 NEW DWELLING UNIT. IF MORE THAT 1 \_-NEW DWELLING UNIT IS CONSTRUCTED ON THE 2 LOTS, THE BUILDER, PRIOR TO ISSUANCE OF THE BUILDING PERMIT, WILL BE LIABLE FOR IMPACT FEES FOR THOSE ADDITIONAL-UNITS AT THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.
- ALL SCREENING AND SHADING ELEMENTS LOCATED WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
- CRITICAL AREA PROTECTION EASEMENT: THIS EASEMENT IS HEREBY GRANTED TO THE CITY OF ARLINGTON AND IS INTENDED TO PROTECT THE STEEP SLOPE AND ITS DESIGNATED BUFFERS AND SHALL PRECLUDE: GRADING OR ANY RECONTOURING OF THE LAND; PLACEMENT OF STRUCTURES, WELLS, LEACH FIELDS, UTILITY LINES AND/OR EASEMENTS, AND ANY OTHER THING; VEHICLE ACTIVITY; GRAZING; DUMPING; AND THE ADDITION OR REMOVAL OF VEGETATION, EXCEPT THAT VEGETATION MAY BE SELECTIVELY REMOVED UPON WRITTEN ORDER OF THE CITY'S FIRE CHIEF FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED FIRE HAZARD. OR THE CITY ENGINEER FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED HAZARD; AND EXCEPT THAT UNDERGROUND UTILITY LINES MAY BE PLACED IN THE BUFFER AREAS IN LOCATIONS APPROVED BY THE CITY'S NATURAL RESOURCES MANAGER. IN ADDITION, SLOPE RESTORATION ACTIVITIES MAY OCCUR PER A RESTORATION PLAN APPROVED BY NATURAL RESOURCES MANAGER.

GREEN-THOM, LLC

´------

Voya Lomes

COASTAL COMMUNITY BANK

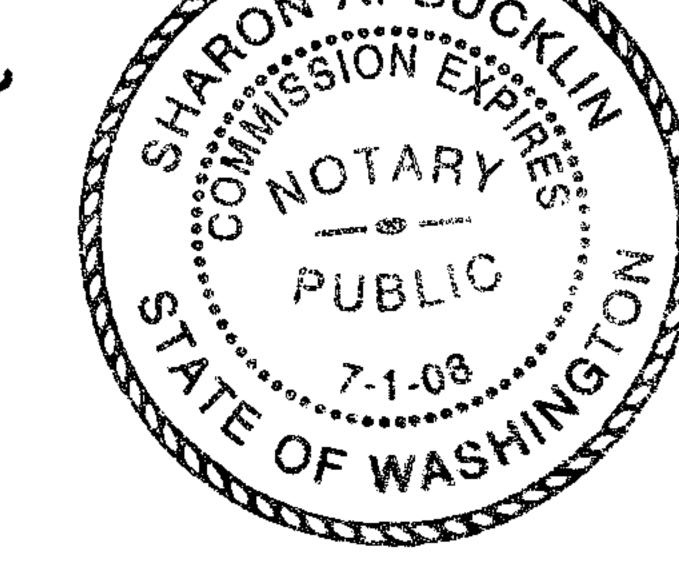
member

STATE OF WASHINGTON COUNTY OF SNOHOMISH

PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SAE) THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/6H)/THEY) WAS WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_ MCMATER THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

maron a Suckum

MY APPOINTMENT EXPIRES



# GREEN-THOM, LLC SHORT PLAT

CITY OF ARLINGTON FILE NO: PLN 2008031

A Portion of the SE 1/4 of the SE 1/4 of Section 2, Township 31 North, Range 5 East, W.M.

STATE OF WASHINGTON COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SHEVEN SHEVEN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (AE)SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (AEYSHE/THEY) VAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_\_ OF COASTAL COMMUNITY B. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ARLINGTON, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THE PLAT AS \_DEDICATED FOR\_A PUBLIC USE SHALL BE DEEMED TO THE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE ARLINGTON CITY COUNCIL IN THE PUBLIC INTEREST. I SHALL FURTHER UNDERTAKE TO DEFEND, PAY AND SAVE HARMLESS, ANY GOVERNMENTAL AUTHORITY, INCLUDING THE CITY OF ARLINGTON, IN RESPECT OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY INCLUDING THE CITY OF ARLINGTON WHICH MAY BE CCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE OR MAINTENANCE OF\_SAID RIGHT-OF-WAY OR OTHER AREAS SO DEDICATED.

BY: MI Thomasa

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOYCE INOMASON IS THE PERSON WHO APPEARED BEFORE ME, -AND SAID PERSON ACKNOWLEDGED THAT (HE SHE THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE SHE THEY) WAS WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE -- TO THE INSTRUMENT.

NOTARY PUBLICAIN AND FOR THE STATE OF WASHINGTON RESIDING AT

MY APPOINTMENT EXPIRES

#### CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE EXTERIOR PLAT BOUNDARY, AND ALL INTERIOR LOT CORNERS HAVE BEEN SET UNDER MY SUPERVISION USING APPROPRIATE PERMANENT MATERIALS, WITH A FIELD TRAVERSE WITH A LINEAR CLOSURE OF 1:10,000 AND CORRESPONDING ANGULAR CLOSURE -AS -SPECIFIED\_IN W.A.C. 332.130.070 AND 332.130.090; THAT ALL STREET CENTERLINE MONUMENTS WITHIN THE PLAT AND ALL INTERSECTIONS WITH EXISTING STREET CENTERLINES HAVE BEEN MONUMENTED WITH GONCRETE MONUMENTS IN CASE OR OTHER PERMANENT MATERIAL APPROVED BY THE CITY; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF RCW 58.17. WITNESS MY ORIGINAL SIGNATURE, - -

33555 REGISTRATION NUMBER

STATE OF WASHINGTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROY E. MORRISS, PLS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

(PRINT NAME) Sue Ellen Pike NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT

MY APPOINTMENT EXPIRES

SUE ELLEN PIKE NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES MAY 29, 2009

#### EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PLAT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, WATER, SEWER, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

#### CERTIFICATE OF SUBDIVISION APPROVAL

' HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PLANNING MANAGER, SUBJECT TO ITS BEING RECORDED IN THE SNOHOMISH COUNTY REGISTER WITHIN 60 DAYS OF THE DATE BELOW.

#### CERTIFICATE OF APPROVAL OF PUBLIC IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF ARLINGTON PLANNING JURISDICTION, ALL STREETS AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED TO CITY STANDARDS OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY

#### CERTIFICATE OF COUNCIL APPROVAL

I HEREBY CERTIFY THAT THE CITY COUNCIL REVIEWED AND APPROVED THIS FINAL PLAT FOR RECORDATION ON D5/04/2008

may 9. 2008

#### SNOHOMISH COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE 

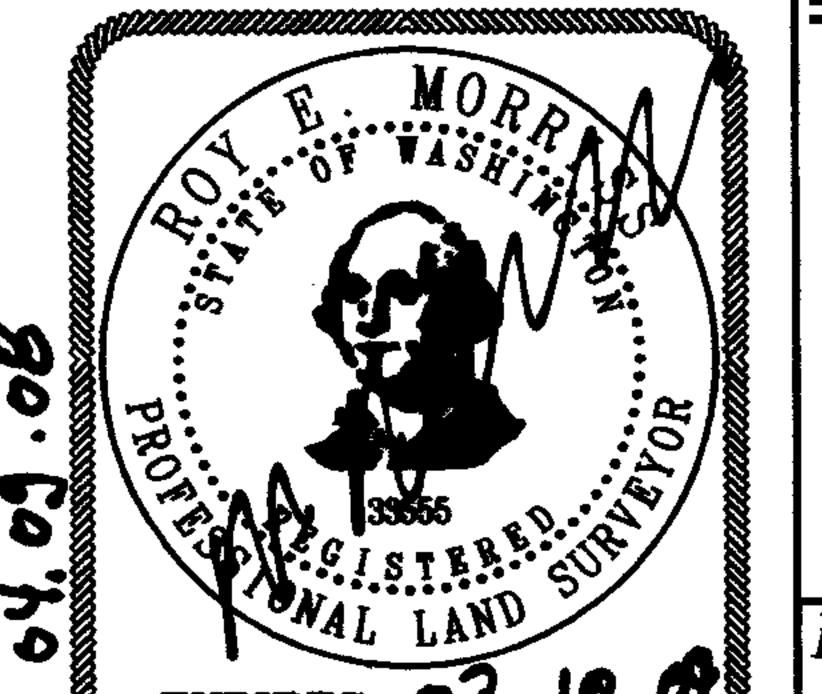
WOHOMBH COUNTY /RABBURER

### GERTIFICATE OF RECORDING

O'CLOCK P.M. AND RECORDED IN VOLUME OF SHORT PLATS ON PAGE(S) , RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

=PTN-SE/4, SE/4, SEC 2, T 31 N, R 5 E, W.M.

ENGINEERING



601 DELTA- AVENUE MARYSVILLE, WA. 98270 ---(360) 658-6986 / FAX: (360) 658-7826

-- CHECKED: DRAWN: REM

